


Development Opportunity

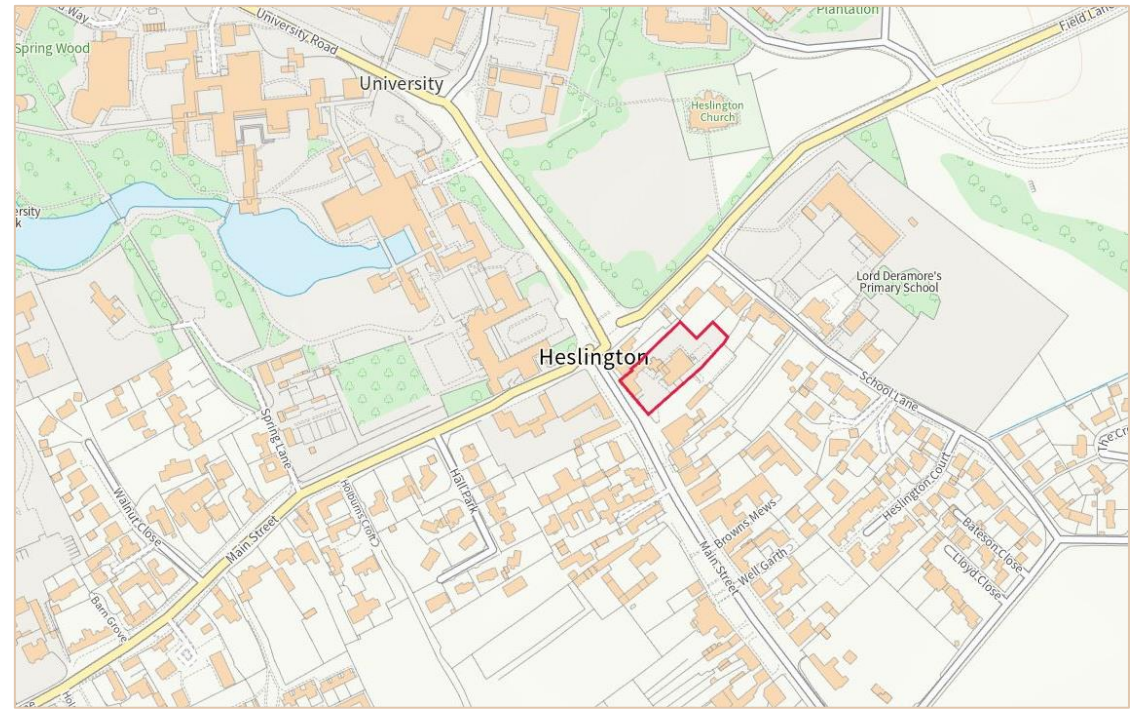


 **JLL** SEE A BRIGHTER WAY

Land at The Hive and 5/5A Main Street Heslington, York

Development Opportunity In The Affluent Village Of Heslington, York

- Location adjoining the University of York campus
- Offers numerous redevelopment opportunities
- The site extends to 0.58 acres (0.23ha) gross

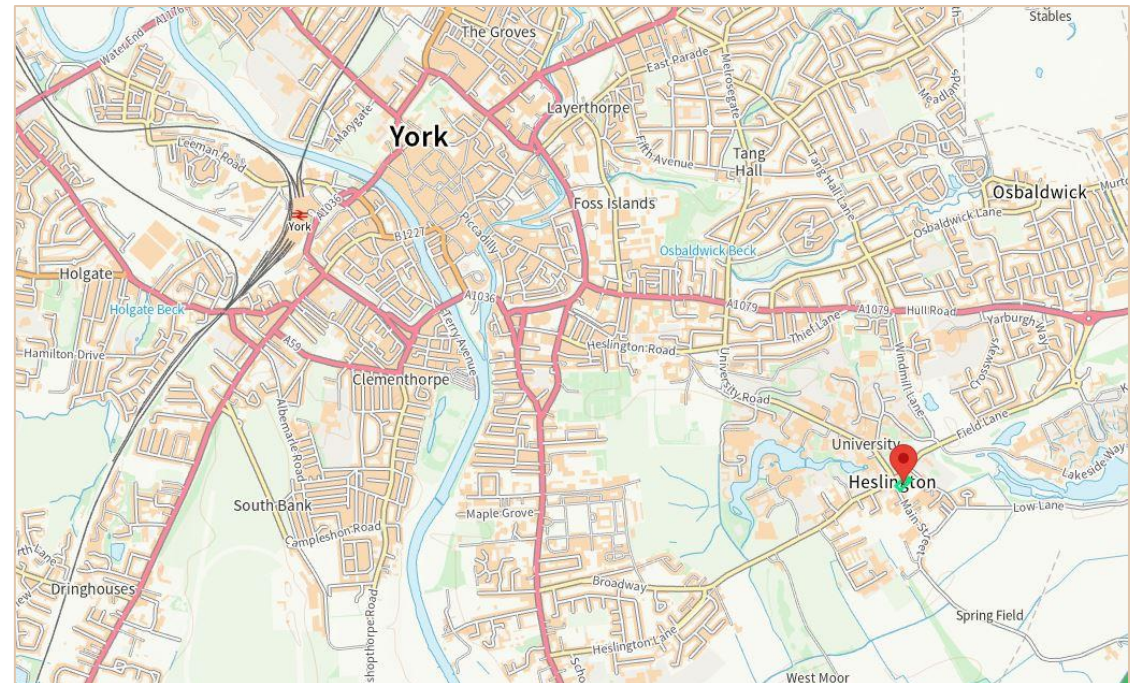


Site Location

The site is located in the suburban village of Heslington, which is 1.8 miles south east of the historic city of York.

The main University of York campus is adjacent to the site to the north side of Main Street. The surrounding area is mixed-use in nature but is generally residential with private housing and some student accommodation.

There are amenities in the immediate vicinity including a post office, deli and public house.



Site Description

The property comprises an irregular shaped site of level topography providing a total area of 0.58 acres. The open areas comprise car parking together with grassed landscaping with some mature trees. The principal access is from Main Street on the western boundary although the eastern part of the site is self-contained and is accessed from School Lane.

Within the site there are two buildings as 0.15 acres for 5 Main Street and the car park and 0.43 acres for The Hive to include the access road and grassed area to the rear.

- **5 & 5A Main Street** – former residential Grade II listed building fronting Main Street which now provides office accommodation over ground and first floor levels. Layout is ‘L’ shaped with the rear section being self-contained. We understand the total gross internal area to be circa 360 sq m (3,875 sq ft).
- **The Hive** – complex of buildings to the rear of the 5 Main Street property accessed from the shared drive and the car park. The property was built in the 1960s and provides part single and part two storey accommodation. We understand the total gross internal area is circa 864 sq m (9,300 sq ft).



Planning

The Government's Flood Map for Planning, identifies the site is in Flood Zone 1 with a 'Low' probability of flooding from rivers or the sea and reservoirs, meaning an annual risk of flooding of between 0.1 and 1%.

The site currently lies within the green belt and the Heslington Conservation Area, with 5 Main Street being a grade II listed building.

Land use options, subject to the necessary planning permission include; residential development, student accommodation, office, retail, community, care home and hotel (boutique style).

Any sort of new build on the site would have to take into careful consideration the height and the mass of the proposed buildings as well as the heritage status specifically.

Full demolition and redevelopment of the Hive building has potential to be supported within the Conservation Area if of good quality and contributes to the overall Conservation Area character.

Demolition of 5 Main Street is unlikely to be supported due to its Grade II listed status.



Method Of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.



Local Amenities

Offer Deadline

We are inviting offers on a conditional and unconditional basis by **12 noon on Tuesday 5th December 2023.**



The Site

Viewings

Access will be provided to the site through a number of viewing dates. We ask interested parties refrain from entering without prior consent.



Location

Further Information

Limited further information is available, however, we can on request send copies of the following :-

- Asbestos report
- Floor plans
- EPC Certificates

Title

The property is registered at H M Land Registry with title absolute in the name of The University of York with title number NYK291089.

The site will be sold with clean title and vacant possession.

VAT

We understand the site has been not been elected for VAT.

Contacts

For further information or to make viewing arrangements please contact:

James Hendry

James.Hendry@jll.com

07581 469 627

James Mohammed

James.Mohammed@jll.com

07833 451 943

